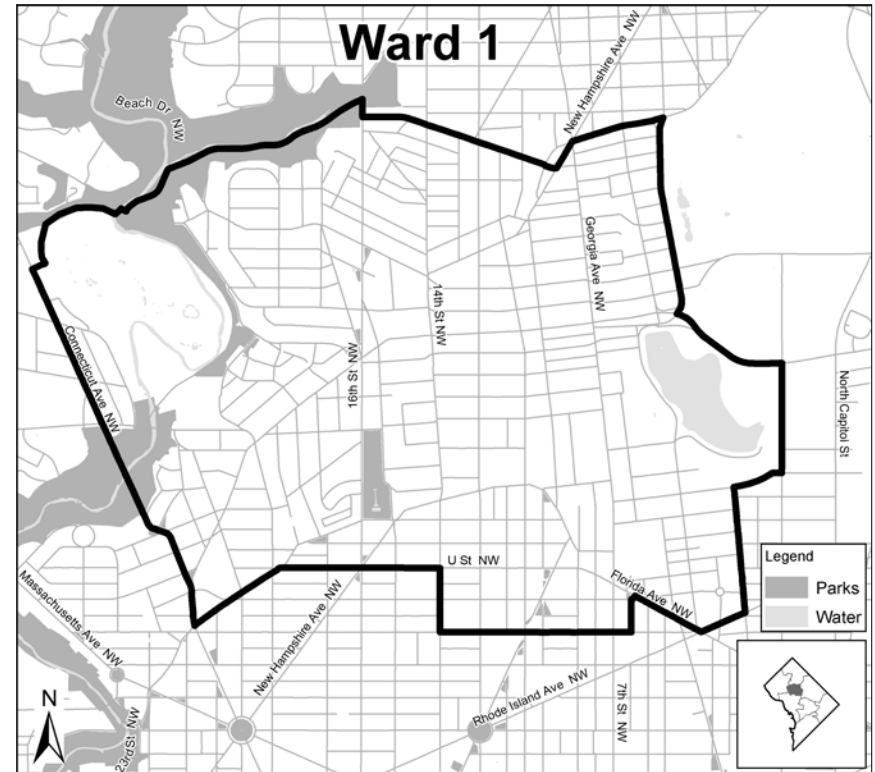
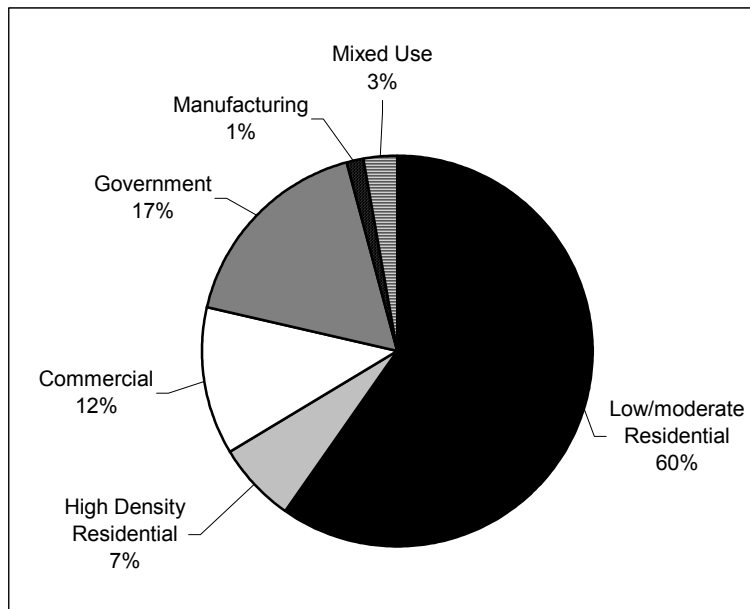


Ward 1 Land Use Progress

Ward 1 is generally bounded by the National Zoo to the west, Spring Road to the north, Park Place, First and Second Streets to the east, and S and U Streets to the south. It is at the geographic center of the District of Columbia. Ward 1 has the smallest geographic area of the eight wards, comprising 2.79 square miles (including the Zoo and portions of Rock Creek Park). With a population of approximately 73,400, Ward 1 is the most densely populated ward in the city, with just under 26,300 residents per square mile.



The predominant existing land use pattern is residential (67%) with concentrations of commercial uses in specific zones and corridors.

Overall, land use progress in Ward 1 has been quite extensive, with the completion of the Metrorail Green Line in 1999 accelerating many of these changes. Housing has dominated the development scene across the ward. Key housing development areas include the U Street corridor, the Columbia Heights Metrorail station area, 18th Street in Adams Morgan, the Reed-Cooke area, and LeDroit Park.

Commercial and mixed-use activity (including planning and pre-development as well as construction) has largely occurred along the 14th Street corridor of Columbia Heights and in the U Street and Howard Gateway areas. The Deputy Mayor's Office for Planning and Economic Development has also developed (and is now in the process of implementing) the Vacant and Abandoned Housing Initiative in Ward 1.

The stage has also been set for significant new retail development along both sides of 14th Street in Columbia Heights. Other projects in this vicinity will add residential units, with several providing affordable housing.

Significant institutional development in the ward includes Howard University's new Louis Stokes Health Sciences Library, which is envisioned as the first element of a future Interdisciplinary Science and Engineering Center. More detailed progress in Ward 1 is described on the pages that follow.

Ward 1 Land Use Progress Information

Action	Objectives and/or Policies	Agencies Involved
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Ward 1: Specialized Planning Areas

Specialized Planning Areas are areas that: 1) offer opportunities to accommodate new growth and development; 2) exhibit unique problems or characteristics and require case-specific planning actions; or 3) are major institutions or that require detailed action plans. Four types of planning areas (Development Opportunity Areas, Housing Opportunity Areas, Special Treatment Areas and Master Plan Areas-Universities and Institutions) are described in the Land Use Element and are shown on *Map 2: District of Columbia Generalized Land Use Policies Map*.

Development Opportunity Areas (DOAs)

DOAs are areas that offer opportunities to accommodate new growth and development. These areas may be designated for housing, commercial development, employment centers, or for a mixture of uses. Three examples of what are usually defined as DOAs are: areas at or near selected Metrorail stations areas, areas where there is a significant amount of vacant or poorly used land, and potential surplus property. Ward 1 has three *Development Opportunity Areas* (U Street, Howard Gateway and Columbia Heights), so designated because all three areas are associated with a Metrorail Station. The Georgia and New Hampshire Metrorail Station Development Opportunity Area is partly in Ward 1 and partly in Ward 4. It has been described under Ward 4 because the entrance to the Georgia Avenue-Petworth Metrorail Station is in Ward 4.

U Street (DOA-MS #1)

The area is generally bounded by Florida Avenue on the north, 16th Street on the west, T Street on the south and 9th Street on the east. This area is all in Ward 1 except for a small piece south of U Street from 14th to 16th streets, which is in Ward 2.

In the last four-five years, a new surge of housing development has occurred in the U Street Corridor. Major residential development in this vicinity include:

1104.1 (g)

OP, BZA
HPRB,
DHCD,
WMATA

- Harrison Square: DHCD sold the Old Children's Hospital site to OCH, LLC in 1999 for development of 98 market rate townhouses. The development was completed and all units sold and occupied by April 2002.
- Lincoln Condominiums: DHCD sold the old Thompson Dairy site on the north side of U Street between 11th and 12th streets to

Action	Objectives and/or Policies	Agencies Involved
<p>AMB Enterprises, Inc. for development of a 152-unit market-rate condominium apartment project with retail and office uses on U Street. The project was completed in Spring 2002.</p> <ul style="list-style-type: none"> • The Roosevelt: A comprehensive rehabilitation of this historic building into 209 market rate apartments was completed in January 2003. • Ellington Plaza: Planning and design of this 186 residential unit building at 13th & U St., NW. This project is currently under construction. <p>These residential activities further Land Use Objectives of increasing residential uses in mixed use neighborhoods and corridors.</p> <p>A sampling of some of the commercial development along U Street includes:</p> <ul style="list-style-type: none"> • The Bohemian Gardens restaurant and nightclub • Cada Vez restaurant and nightclub • Women shoes retail store, named Wild Women Wear Red Shoes • Starbucks Coffee 		
<p>These and many other commercial activities along U Street further Land Use policies of helping to promote the vitality of DC's commercial areas in mixed use neighborhoods and corridors, expanding neighborhood shopping, and promoting mixed use at an appropriate MetroRail stop.</p> <p>Recent cultural and infrastructure improvements, include:</p> <ul style="list-style-type: none"> • The African-American Civil War Memorial on the National Park Service reservation on the south side of U Street at Vermont Avenue, adjacent to the east entrance of the U Street-Cardoza Metrorail Station. This memorial was dedicated on July 18, 1998. The memorial received an award for design from the DC Committee of 100. • Remembering U Street Signage: The Historical Society of Washington received \$100,000 from DHCD in 1999 for design and implementation of way-finding signage in the U Street-Shaw area. Signs were installed in Spring 2001. This is part of the larger effort to make Washington residents aware of the history of U Street and to attract out-of-town visitors to the area. • Major Façade improvement for Mason Lodge Building at 1000 U Street, a historic building that received a Department of Housing and Community Development block grant for \$300,000. <p>These activities furthers the Land Use policy of promoting historic and cultural qualities which make neighborhoods unique.</p>	<p>1102.1 (d) 1105.1 (d) 1108 (j)</p> <p>1100.2 (a)</p>	<p>MH, DCRA, OP</p> <p>OP, OZ, DHCD</p> <p>DHCD</p>
<p>Planning activities include:</p> <ul style="list-style-type: none"> • In April 2002, the 14th and U Street corridors were designated one of the first five DC Main Street districts. This designation entails a commitment from the District government to work closely with a group of local merchants and community stakeholders to take an active role in the district's revitalization using historic preservation as a primary marketing and development tool. This activity furthers the Land Use policy that Main Streets should be used to help revitalize local neighborhood and multi-neighborhood commercial centers. 	<p>1108.1 (p)</p>	<p>DMPED, OP, DHCD</p>

Action	Objectives and/or Policies	Agencies Involved
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| <ul style="list-style-type: none"> In 2001-2002, DHCD funded a community based streetscape improvement process that resulted in technical drawings for the public realm. If implemented, the improved streetscape will complement the significant private residential and retail development happening on U Street as well as on 14th Street NW. This activity furthers a Land Use policy by helping improve this neighborhood commercial area. | 1108.1 (c) | |
|---|------------|--|

Planned development along the U Street Corridor includes:

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|---|----------------------|--|
| <ul style="list-style-type: none"> Planned construction and conversion of industrial buildings to condominium apartments, 2200 block of 14th Street. Planned construction of condominium building, 1400 block of W Street (A case before HPRB). Planned construction of alley buildings for artists and affordable housing by Manna, Inc. (A case before HPRB). Construction of offices and retail space by the District Department of Mental Health, located above the Metro entrance at 13th and U Streets. | 1104 (a)
1105 (h) | |
|---|----------------------|--|

These planned activities will further Land Use policies by expanding residential uses in mixed use neighborhoods and corridors.

Howard Gateway (DOA-MS#2, HOA #5)

This area generally extends north-south along 7th Street/Georgia Avenue from Rhode Island Avenue on the south to Barry Place on the north. The area is all in Ward 1 except for several blocks on the south end that are in Ward 2. The general boundaries of Howard Gateway are Rhode Island Avenue on the south, 8th and 9th Streets on the west, Barry Street on the north and Georgia Avenue and 6th Street on the east. This area relates to the Howard University campus north of Florida Avenue (see Howard University description). The University is a significant participant in shaping development in these areas and helping outline the vision for the future.

Land use development in this area includes:

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|---|--------------------------------|--------------------|
| <ul style="list-style-type: none"> Construction of a mixed-use building at 7th and S streets by the United House of Prayer for All People. The building now houses the Howard University Welcome Center and Center for Urban Progress on the first floor with two floors of housing above. The United House of Prayer completed a major new church just south of this site in 1996. Construction of an extended care facility by PIC on the northwest corner of 7th street. The University however, anticipates a transitional use of the extended care facility, perhaps as a student residence, until the development pattern in this section is clarified. Renovated office space, including façade upgrades, on the east side of the 2200 block of Georgia Avenue by Howard University Hospital. | 1118.3
1118.6
1112.1 (h) | DMPED,
DDOT, OP |
|---|--------------------------------|--------------------|

These activities further several Land Use policies of encouraging housing specifically in this area, providing new growth and development, and having a private institution lead development efforts to help the economic and cultural vitality of the area.

Action	Objectives and/or Policies	Agencies Involved
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Planning initiatives in this area include:

- Howard University in association with the Fannie Mae Foundation, is undertaking the Howard University-Ledroit Park Revitalization Initiative (initial studies done in 1998). Howard University's vision for the Howard Gateway area includes a new "town center" complex (retail, housing) on the west side of the 2100 block of Georgia Avenue, a National African-American Museum and Research Center on the southwest corner of 7th Street and Florida Avenue, and a revitalized Howard Theater nearby at T and Wiltiburger Streets, operating in conjunction with the museum. North of Florida Avenue the University is proposing a new Town Center (see Howard University description).
- WMATA has solicited development proposals for WMATA parcels #1 and #2 on the south side of the 800 block of Florida Avenue for commercial development and decisions on developer selections are now pending.
- The Office of Planning will begin an area planning process with the community in Spring 2003 (called "The Uptown Destination District Plan" that will cover most of the area and extend west to 13th Street. The plan seeks to establish a mixed-use, destination-oriented development program and strategy addressing key development sites. The planning process is expected to be completed in late 2003 with the proposed plan going to the Council for adoption in spring 2004.
- The Howard Gateway is also part of a large Strategic Neighborhood Investment Program (SNIP) area.

1108.1 (c)
1112.1 (h)
1115.1 (h)

WMATA,
OP,
DMPED

These activities also furthered several Land Use policies for this area, as they help develop a neighborhood commercial center and produced joint public and private development.

Columbia Heights (DOA-MS #19, HOA #4)

- In 1999, the Metrorail Green Line was completed between U Street/Cardoza and Fort Totten stations, including the Columbia Heights Station.
- Since 2000, the District and NCRC/RLA have worked together to award development rights on 11 District owned parcels. Once developed, these sites will yield over 500 units of mixed-income and mixed-tenure housing, 1,800 parking spaces and 815,000 square feet of neighborhood retail and destination space, including a 40,000 square foot grocery store as well as day care centers and cultural and institutional uses. These sites are all in the final pre-development stages. In addition to the public parcels, private and non-profit developers are building or renovating an additional 955 units of housing valued at \$109 million on 9 sites. Details of key progress on major redevelopment parcels at Columbia Heights are as follows:

Parcel 5: Located at 14th & Girard, this parcel has been planned for mixed use development with an anticipated 40 affordable units and 16 market rate units of housing ,70 parking spaces and 15,000 sq feet of retail and daycare.

Parcel 15: Located at 14th & Irving (NE corner), this parcel has been planned for mixed use development with an anticipated 135 market rate units and 60 affordable senior units.

Parcel 19: Located at 1330 Euclid St, this parcel has been planned for mixed-use development with an anticipated 30 units (6 affordable units (20%)) and 20 parking spaces.

Parcel 24: Located at 14th & Monroe (NW), this parcel has been planned for mixed use -- educational and institutional use -- a dance school and daycare center.

1104.1 (h)
1108.1 (j)

WMATA
NCRC,
RLA,
DHCD,
OP,
DMPED

Action	Objectives and/or Policies	Agencies Involved
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Special Treatment Areas (STAs)

STAs are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. STAs may be defined by functional criteria, such as the need for well-targeted and coordinated planning program initiatives to achieve common objectives. Ward 1 has one *Special Treatment Area*: the Reed-Cooke area of the Adams Morgan neighborhood.

Reed-Cooke (STA # 8)

The Reed-Cooke STA is the generally triangular area generally between Kalorama Road, 18th Street, Euclid Street, and 17th Street, NW. A major zoning text and map amendment was completed in 1991 to protect existing housing and encourage new housing.

Progress in the last four years has included:

- The Lofts of Adams Morgan is a new mixed-use project to be completed in 2002 with 80 apartments, approximately 4,000 square feet of retail space, and 350 parking spaces. The parking garage is assigned to the residents and also for public parking.
- A residential project was approved for 2327 Champlain Street, NW for a 4 story building with 68 condominium units and 54 parking spaces.

1127.2

BZA,
DCRA, OP

These activities further a Land Use policy of providing new housing developments in this Special Treatment Area.

Proposed development in the FY 03-06 period includes:

A number new and renovated residential developments are expected to continue over the FY 03-06 period. This includes a mixed-use project has approved for an alley lot off 17th Street, (the former "Colortone Press" building). The two-story warehouse will be renovated and will have parking, a non-profit community service organization, and 12 condominium units.

Master Plan Areas (Universities and Institutions) (MPAs)

MPAs are areas occupied by colleges, universities, and other institutional users of large tracts. Ward 1 has one *Master Plan Area*, the Howard University Central Campus.

Howard University-Central Campus (MPA-CP)

The Howard University campus, which includes the Howard University Hospital, includes land both east and west of Georgia Avenue north of Florida Avenue, NW. The traditional campus east of Georgia Avenue extends generally from U Street on the south to as far north as Hobart Place and east to McMillan Reservoir, with somewhat irregular boundaries on the east. West of

Action	Objectives and/or Policies	Agencies Involved
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Georgia Avenue, the campus is generally bounded by W Street on the south and Florida and Sherman avenues on the west, with a portion of the campus extending north almost to Euclid Street (the University does not own all the land in this western campus boundary). The total campus, including the hospital, totals approximately 98 acres.

Activities include:

- Howard University filed an updated campus with the BZA on January 29, 1998. A hearing was held on July 15, 1998 and the campus plan was approved for a period extending to 2008, or until such time prior to 2008 as the Board (now the Zoning Commission) determines conditions warrant submission of an updated plan (date of BZA Order was March 29, 1999).
- The Louis Stokes Health Sciences Library, completed in 2001, was the major new university development in recent years.

These activities further the Land Use policy of preparing and using Master Plans -- with this case referring to the Howard University 10-year Campus Plan.

Proposed development in the FY 03-06 period includes:

1119.1 (a)(f)

OP, OZ,
BZA,
DDOT,
DCRA

- *Town Center complex in the 2100 block, west side, of Georgia Avenue, including grocery a store and other retail, a parking garage and approximately 200 units+ of market rate housing.*
- *New Interdisciplinary Science and Engineering Center, including new School of Engineering on west side of Georgia Avenue above W Street, Computational Sciences Center on east side of Georgia at former Texaco site, and Biological Sciences Building on W Street between 5th and 6th Streets.*
- *New dormitory building on College Street at Fourth Street to replace the existing Bethune Hall.*
- *Renovated Miner Building (former Miner Teacher's College).*

Ward 1: Other Significant Land Use Progress

This section describes land use progress in the those parts of the ward that are outside of the Specialized Planning Areas. Depending on the ward, this could include waterfront plans, area plans, other development areas, and public facility development such as schools, park and recreation facilities, and government buildings.

Lower Georgia Avenue

- The Georgia Avenue Revitalization Initiative, which includes sections of Georgia Avenue within Ward 1 and Ward 4, was developed by the Deputy Mayor for Planning and Economic Development. Key District agencies were involved in this

1108.1 (c)

DMPED,
OP,
DHCD,
DCRA,
DPR,

Action	Objectives and/or Policies	Agencies Involved
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undertaking, including the Office of Planning, the Department of Housing and Community Development, the Department of Consumer and Regulatory Affairs, the Department of Park and Recreation, Public Works, Tax and Revenue, the Metropolitan Police, the Office of Banking and Financial Institutions, the Office of Property Management, and the Housing Finance Agency. Together with a very active community, this initiative dedicates \$11 million dollars in the areas of housing, infrastructure, transportation, public facilities, public safety and cultural enhancements.

DPW,
OTR,
MPD,
OBFI,
OPM, HFA

This activity and the present activity below, furthers a Land Use policy of improving existing commercial centers.

Present activity in Lower Georgia Avenue:

OP is undertaking the Petworth Area Plan for that area (see description in Ward 4 section of this report). That plan will cover the area from Euclid Street to the Ward 1 boundary.

LeDroit Park

LeDroit Park was one of the earliest (1873) "suburban" communities to be developed north of Florida Avenue (then Boundary Street), the boundary of the original City of Washington. The neighborhood is a D.C. historic district and is listed in the National Register of Historic Places. The historic district is generally bounded by Florida and Rhode Island avenues on the south, Elm Street on the north and Second Street, NW on the east. Restoration and improvement of individual buildings has continued over the past four years. Howard University and other organizations have a significant role in improving groups of properties.

Progress in the FY 1999-2002 period includes:

- Housing rehabilitation by Howard University (28 units completed in 2000 and sold) and new infill construction (12 units completed in 2001 and sold, with three units pending).
- Developing of Ellington Mews by Manna, Inc. in the 300 block of U Street and the 1900 block of 4th Street (12 single family homes for first time home buyers).
- Restoration and improvement of homes by individual owners. After the initial housing work by the University, over 30 formerly boarded houses in the neighborhood have been renovated and occupied.
- The University is beginning work on stabilizing and restoring the Mary Church Terrell home at 326 T Street, NW.
- Streetscape improvements and street surfacing, some of which has been done with other work pending.
- The University has purchased the old Gage School on Second Street (technically in the Bloomingdale neighborhood) and plans adaptive reuse for student housing.
- The United Planning Organization received \$975,000 from DHCD in 2002 to assist in the redevelopment of the old Safeway supermarket at 310 Rhode island Avenue NW for UPOs new headquarters building, completed in April 2002.

1104.1 (a)

OP,
DDOT,
DCHD

These activities and the planned activities below further the Land Use policies of promoting the conservation, enhancement and revitalization of residential neighborhoods for housing and neighborhood-related uses.

Action	Objectives and/or Policies	Agencies Involved
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Improvement of LeDroit Park and adjacent areas is expected to continue in FY 03-06 with individual renovations and continuing efforts by Howard University, the city, and residents to improve the neighborhood, including:

- *Additional streetscape improvements.*
- *Plans for a commemorative work for Anna J. Cooper by the LeDroit Park Civic Association in the Anna J. Cooper Circle.*
- *Redevelopment of 345 Oakdale Place, NW, a former DCHA property that was part of the Kelly Miller public housing project. DCHA has applied to HUD for disposition of this nine-unit building, which will be redeveloped by Manna, Inc. in partnership with Howard University as a low-and-moderate income cooperative homeownership development.*

Adams Morgan-Mount Pleasant

A variety of improvement programs and projects have been undertaken in Ward 1 which are not in one of the Specialized Planning Areas but which contribute to land use progress. A selective list in the Adams Morgan/Mount Pleasant neighborhoods includes:

- Adams Morgan/Mt. Pleasant Streetscape Improvements: (1999) DPW received \$125,000 to make streetscape improvements on 18th Street, Columbia Road, and Mt. Pleasant Street. Project completed in Summer 2000.
- Adams Morgan Parking Lot: (1999) leased by DHCD to Adams Morgan Development Company for 40 years for the construction of a 350 space parking garage with 65 market rate condominiums in the air rights over the garage. Garage is built and opened for operation in January 2002.
- Spanish Senior Center: (2002) EOFULA received \$400,000 to assist in the renovation and expansion of their existing building at 1842 Calvert Street NW for an enlarged facility to better serve the Latino senior community. The project is under construction with a projected completion in Spring 2003.
- Mt. Pleasant Street Façade Improvements: (2000) Latino Economic Development Corporation received \$250,000 for implementing façade improvements on Mt. Pleasant Street NW. Project is still being implemented with completion projected for Fall of 2003.
- 1611 Park Road NW – (2002) Parkfair Associates LLC/Victory Housing received \$2,000,000 for the rehabilitation of 31 affordable apartment units. The project is under construction. Projected completion date December 2002.

1104.1 (g)
1108.1 (c)

DPW,
DHCD,
DCRA

These activities further several Land Use policies encouraging the expansion of residential uses in mixed use neighborhoods [corridors] and improving existing neighborhood centers.

Schools

The following schools in Ward 1 have had major renovation or new construction in the FY 99-02 period or are programmed for major renovation or new construction in *FY 03-06 (in italics)*. Note that Bell and Lincoln school improvements are listed in the Columbia Heights Development Opportunity Area section and are not repeated here.

- Cleveland Elementary School is located at 1825 8th Street, N.W. The project modernizes the existing school and provides an

Action	Objectives and/or Policies	Agencies Involved
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addition. Cleveland ES is programmed for 360 students for 53,000 SF. Construction started in November 2001, and is expected to be completed in August 2003. Estimated cost is \$16 million.

This activity, along with the planned activities below, furthers Land Use policies of providing adequate and accessible educational facilities, recognizing that they are necessary ingredients to neighborhood vitality.

School facility improvements planned in FY 2003-2006 include:

- *H. D. Cooke Elementary School is located at 2525 17th Street, NW. The planned modernization will provide 85,800 SF of space and house 572 students. The original historic building will be retained and renovated. Selected demolition and new construction will occur. The project is budgeted at \$19 million.*
- *Cardozo High School is located at 1300 Clifton St, NW. in the Columbia Heights neighborhood and the building has substantial historic value. The modernized facility will serve 800 students in a program area of 163, 200 SF. The project has a budget of \$32.3 million.*
- *Bancroft Elementary School is located at 1755 Newton St. NW. The school is to be fully modernized for 580 students in a program area of 87,000 SF at a cost of \$22 million.*

11002.2 (a)

DCPS

Parks and Recreation Centers

- Girard Park was transferred to the Department of Parks and Recreation from the Redevelopment Land Agency in 2000. Girard Park is approximately one acre of vacant land on the south side of Girard between 14th and 15th Streets. *During the current fiscal year the Department of Parks and Recreation plans to convert this vacant lot into a park and playground.*

1100.2 (a)

DPR

This activity (and the planned activity) will advance a Land Use policy of providing adequate recreational opportunities – an ingredient of neighborhood vitality.